

**MINUTES OF THE
HISTORIC DESIGN REVIEW COMMISSION MEETING
JUNE 7, 2005**

The regular session of the Auburn City Historical Design Review Commission was called to order on June 7, 2005 at 6:30 p.m. by Chrm. Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Merz, Powers, Thompson, S. White,
W. White, Chrm. Smith

COMMISSIONERS ABSENT: Briggs, Elder

STAFF PRESENT Will Wong, Community Development
Director; Reg Murray, Senior Planner; Janet
Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of May 3, 2005 were approved as submitted.
The minutes of May 17, 2005 were approved as corrected.

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS – HISTORIC DESIGN REVIEW

- A. Historic Design Review – Project Auburn 2005 – File HDR 05-7.** The applicant requests Historic Design Review approval for a service organization identification sign on Maple Street near Interstate 80.

Senior Planner Reg Murray gave the staff report, reviewing what occurred at recent meetings. On May 3, and May 17, 2005, the

Historic Design Review Commission approved a variety of projects associated with Project Auburn 2005, including modifications to the Maple Street billboard across the street from 215-219 Maple Street. In association with the changes to the Maple Street billboard, the existing service organization identification logos will be transferred to a separate sign located in front of the billboard. He described the colors, materials and design of the proposed billboard and reviewed the conditions.

Murray responded to questions from the Commissioners regarding the design and materials proposed. Chrm. Smith felt the sign looked “skimpy” and suggested heavier posts at each end would make the sign sturdier.

The Commissioners discussed the proposal and possible modifications.

Chrm. Smith **MOVED** to add a condition:

“The sign design shall be revised to include the following:

- a. Provide enhanced pilasters on both ends of the sign
The enhanced posts should use the same brick that is being used to accent the City billboard.
- b. Provide a more substantial crossbar post (i.e. a 6x6 crossbar) that the actual service organization signs are mounted on.”

Comm. Thompson **SECONDED**.

The motion to add the condition was approved unanimously by voice vote.

Comm. Powers **MOVED** to:

- A.** Find the project Categorical Exempt from the California Environmental Quality Act per Section 15301 – Existing facilities; and
- B.** Approve the request for the service organization sign associated with Project Auburn 2005 subject to the conditions as modified by the Historic Design Review Commission.

Comm. Thompson **SECONDED**.

AYES: Merz, Powers, Thompson, S. White, W. White,
Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: Briggs, Elder

The motion was approved.

C. **Historic Design Review – 144 Reamer Street – File CD 04-5.** The applicant requests approval of a Civic Design for the Tuttle Mansion Office addition at 144 Reamer Street. The Civic Design would allow a new 2,174 square foot office building on a site with an existing 6,297 square foot building known as the Tuttle Mansion.

Reg Murray gave the staff report. The project site includes the Tuttle Mansion, a one-story building, +- 6,300 square feet in size, currently being used for offices and a salon. The applicant is proposing to construct a new 2,050 square foot, single-story, stand alone building on a vacant pad site immediately south of the existing building. The request requires the approval of a Civic Design. He reviewed access, parking, and landscaping and noted that improvements include widening the existing driveway and replacing existing curb and gutter along the project's frontage.

Murray pointed out an issue that had just come to the attention of staff: the potential for dedication of right-of-way along Reamer Street. This may involve the project property and the property to the south, a parcel that in the past did have a requirement for the dedication of 10 feet of right-of-way along Reamer Street. Because of short notice, details are still unclear to staff as to whether there is a requirement for the subject property to provide dedication, as apparently there was the intention of widening Reamer Street from High to Agnes Streets. He outlined the Commissioners options in this regard and noted that they may wish to continue this item to further investigate this new information.

The Commissioners discussed their options and the possible ramifications of each, and also discussed the possibility of a continuation.

There were several homeowners in attendance and the public hearing was opened so that they could voice their concerns.

Bill Royan, representing the applicant, gave details on the proposal and their endeavors to have the new building designed to blend with the existing building. He stated that he felt the narrowness of Reamer Street as it exists adds to the historical ambience of the area and should not be widened.

Philip Hawkins, project architect, further described the architecture of the proposal, stating that he also endeavored to maintain the historical quality of the property in his design of the new building. He noted that he feels the existing driveway on Reamer Street is adequate for this property and will continue to be adequate with the addition of the new building, he felt a wider driveway would be out of proportion with the residential neighborhood. He also is not in favor of the widening of Reamer Street at this time, stating it would be detrimental to the historical flavor of the neighborhood, would encourage more traffic and further impact neighborhood residents.

William Prior, owner of the adjacent property to the south, advised that he was required to dedicate to the City a 10-foot easement on Reamer Street. He gave his reasons why he felt that Reamer Street should be widened at this time, with curb, gutter and sidewalk moved back, and stated that he has information that this work should have been done some time ago. He also described an existing drainage problem in the area of High and Reamer Streets that should be resolved, and noted that drainage inlets are necessary.

Lisa Worthington, Tuttle Street resident, spoke. She questioned whether the widening of Reamer Street is warranted and suggested a traffic count in this area as these streets are noted for short cuts to nearby main streets. She also felt that the existing narrow streets add to the ambience of this historical area and agreed that drainage inlets are needed, as well as some means of slowing traffic in this area.

Lisa Morris, Center Street resident, noted concerns with insufficient parking in the area, with what she believed was overflow parking occurring on her street.

Charlie Copeland, Reamer Street resident, noted traffic concerns. He also felt that the widening of Reamer Street would be detrimental and would increase traffic.

Ken Sands, Agnes Street resident, agreed with traffic concerns noted by previous speakers.

Philip Hawkins, project architect, returned. He noted that parking problems on the neighborhood streets had nothing to do with the applicant as they have more than adequate parking for the current building as well as the proposal. He reiterated his belief that widening Reamer Street will increase traffic using the area as a short cut.

The public hearing was closed.

Chrm. Smith noted that there will always be a problem in this area with traffic and parking as the streets are narrow and the zoning in the area is a dual commercial/residential zoning. He felt that if the neighborhood residents see speeding traffic they should notify the Police Department. He felt that the Commission did not have enough information to make a decision at this meeting.

Comm. S. White agreed that there were a lot of questions raised that should be researched, i.e. the anticipated increase of traffic in the area if Reamer Street were widened, and whether there is information that the street should have been widened some time ago, as noted earlier by Mr. Prior.

Comm. Merz noted that there is a Traffic Committee that should be advised of some of the problems noted.

Comm. W. White suggested that our City Attorney review some of the information that was noted earlier about an existing agreement to widen Reamer Street, and possibly staff could research what properties from Agnes Street to Reamer Street have this dedication.

Comm. S. White **MOVED** to continue this item to the June 21, 2005 meeting to research the dedication issue as well as obtain a traffic count so that the Commission can make a more informed decision.

Comm. W. White **SECONDED**.

The motion was approved unanimously by voice vote.

**ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOW-UP REPORTS**

A. City Council Meetings.

Director Wong reported on upcoming City Council meetings.

B. Future Historic Design Review Commission Meetings.

No report.

C. Reports.

None.

ITEM VII: HISTORIC DESIGN REVIEW COMMISSION REPORTS

None.

**ITEM VIII: FUTURE HISTORIC DESIGN REVIEW COMMISSION
AGENDA ITEMS**

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at approximately 8:00 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Assistant